

Explanation of our Landlord's Fees



We are members of The Property Ombudsman redress scheme

We are covered by the NALS Client Money Protection scheme.



North London Estates offer three levels of service to accommodate the differing needs of our clients from a Full Managed Service for those that prefer the convenience and peace of mind of an 'all inclusive' style service, to an Introduction/Tenant Find Service, which is for the experienced 'do it yourself' landlord.

| SERVICE FEATURE | TENANT FIND SERVICE 7% + VAT (of 12 months rental) | FULL MANAGEMENT SERVICE 5% + VAT (in addition to the 7% + VAT tenant) | AST CONTRACT RENEWAL 5% + VAT (of 12 months rental) |
|--|--|---|---|
| Advertising and promoting the property until a suitable tenant is found | ✓ | ✓ | |
| Displaying a North London Estates board | ✓ | ✓ | |
| Arranging viewings and accompanying them | ✓ | ✓ | |
| Taking up references and carrying out credit checks where necessary on prospective tenants | ✓ | ✓ | ✓ |
| Preparing the tenancy agreement | ✓ | ✓ | ✓ |

| | | | |
|--|---------------|---------------|---------------|
| Signing up the tenant and collecting the first month's rent and security deposit | ✓ | ✓ | |
| Paying into the landlords account by BAC's | ✓ | ✓ | ✓ |
| Handling of deposit funds under Tenancy Deposit | fee applies * | fee applies * | fee applies * |
| Notifying local authority for council tax and utility | | ✓ | |
| Serving legal notices to regain possession (fee applies) | | ✓ | |
| On-going collection of rent | | ✓ | |
| Chasing late or non-payment of rent | | ✓ | |
| Providing a monthly statement of account | | ✓ | |
| Arranging an inventory | | ✓ | |
| Carrying out quarterly visits to check on the general condition of the property (fees applies) | fee applies * | fee applies * | fee applies * |
| Arranging any maintenance and repairs as necessary | | ✓ | |

| | | | |
|--|---------------|---------------|---------------|
| Renewing gas safety certificates | fee applies * | fee applies * | fee applies * |
| Arranging Energy Performance Certificate (fee applies) | fee applies * | fee applies * | fee applies * |
| We will keep you informed of any new legislation relevant to renting your property | | ✓ | |

Fees

| | |
|------------------------------|---|
| Let Only or Rent Collection: | 7% plus VAT |
| AST Contract Renewal: | 5% plus VAT |
| Management: | Additional 5% of the rent plus VAT payable monthly. |

Additional services

| | |
|--|------------------|
| Energy Performance Certificate | £100.00 plus VAT |
| Gas Certificate | £100.00 plus VAT |
| Electrical Installation Condition Report | £175.00 plus VAT |
| Tenancy Deposit Protection Scheme (TDS) | £40.00 plus VAT |
| Additional Landlord Statement | £20.00 plus VAT |
| Quarterly Inspections | £40.00 plus VAT |
| Commission on Sale of Property: | 2% plus VAT |